

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**June 4, 2015**  
**1777 Broadway, Council Chambers**

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**PLANNING BOARD MEMBERS PRESENT:**

Aaron Brockett, Chair  
Bryan Bowen  
John Putnam  
John Gerstle  
Leonard May  
Liz Payton

**PLANNING BOARD MEMBERS ABSENT:**

Crystal Gray

**STAFF PRESENT:**

Susan Richstone, Deputy Director of CP&S  
Charles Ferro, Development Review Manager for CP&S  
Hella Pannewig, Assistant City Attorney  
Susan Meissner, Administrative Assistant III  
Sloane Walbert- Planner I  
Karl Guiler- Planner II  
David Thompson, Transportation Engineer  
Lesli Ellis, Comprehensive Planning Manager for CP&S  
Jean Gatza, Community Sustainability Coordinator  
Courtland Hyser, Senior Planner  
Matt Chasansky, Arts and Cultural Services Manager

**1. CALL TO ORDER**

Chair, **A. Brockett**, declared a quorum at 6:07 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **J. Putnam** and seconded by **L. May** the Planning Board approved 6-0 (**C. Gray** absent) the August 28, 2014 minutes.

**3. PUBLIC PARTICIPATION**

**4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-**

## **UPS/CONTINUATIONS**

- A. Information Item: Floodplain mapping revisions for Skunk Creek, Bluebell Canyon Creek and King's Gulch
- B. Call-Up Item: USE REVIEW (LUR2015-00027): Request for the expansion of an existing daycare use ("The Acorn School") at 2845 Wilderness Place within the Industrial General (IG) zone district. Expires: June 11, 2015.

**J. Putnam** recommended that the city consider critical facilities by rail.

Neither of these items was called up.

## **5. PUBLIC HEARING ITEMS**

- A. Public hearing and Concept Plan Review of a proposal for the expansion and renovation of an existing automobile sales and service facility at 2465 48<sup>th</sup> Court (Larry H. Miller Toyota), Case No. LUR2015-00026. Proposal includes various site improvements and an approximately 28,500 square foot addition to the north (rear) side of the building, which requires merging the two existing parcels.

Applicant: Alexandra Schuchter, John Mahoney Architects  
Property Owner: Miller Family Real Estate LLC

### **Staff Presentation:**

- C. Ferro introduced the item.
- S. Walbert presented the item to the board.

### **Board Questions:**

- S. Walbert answered questions from the board.

### **Applicant Presentation and Questions:**

Alexandra Schuchter, the owners representative, presented the item to the board.

### **Public Hearing:**

No one spoke.

### **Board Comments:**

#### **BVCP Plan**

- Board members agreed that the proposal generally complies with the BVCP.

### **Architecture and Site Design**

- The board would prefer to see improved architecture, especially on the southwest corner, if possible. The current design is acceptable but a bit generic.
- The board did not have strong feelings about the materials used in the design of the building; they did not feel that it would be permanent.

- Landscaping upgrades will be triggered by the proposal. Integrate storm water swales into the landscape design. Consider trees and plant choices that are native to the area and that could act as rain gardens. They discouraged the use of sod.
- Include and make conspicuous alternate forms of energy generation. Consider incorporating energy features into the building, carport and site design.
- Include an electric vehicle charging station.

### **Transportation and circulation**

- Improve the circulation for bikes and pedestrians. Provide a designated crossing from the sidewalk on 47<sup>th</sup> Street to the main building; give pedestrians and bikes precedence over cars.
- Include a bike sharing program such as B-Cycle and make design accommodations for Lift, Uber or other alternative modes of transportation.
- Talk with Go Boulder and Community Cycles to determine the best ways to connect the site with existing bike networks and to Boulder Junction.
- Provide bike racks and other infrastructure to encourage employees to bike to work.
- Though outside of the applicant's purview, the board would like to see improved sidewalk connectivity at Pearl Parkway and 47<sup>th</sup> Street. Consider widening the sidewalk along 47<sup>th</sup> Street if possible and creating a pedestrian access point mid-block along Pearl Parkway.
- The TDM plan will be an important tool to work out larger transportation issues. Include bike loans or shared bikes in the plan.

## **B. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**

**J. Gerstle** mentioned that Landmarks Board expressed concern about the future of the band shell. They would oppose moving it at all.

**L. Payton** retracted her suggestion that residential uses for seniors would be appropriate in the Civic Area in the current Senior Center site due to its location in the high hazard flood zone.

### **A. Update and Feedback from the Planning Board on the Form-Based Code (FBC) pilot project in Boulder Junction and receive input from the board on the following:**

- 1. Draft Guiding Principles for the pilot FBC area in Boulder Junction (prepared by CodaMetrics).**

**Staff Presentation:**

**K. Guiler** presented the item

**Board Questions:**

**K. Guiler** answered questions from the board

**Board Comments:**

- Board members generally supported the Form Based Code pilot.
- Many cautioned against making the Form Based Code language too prescriptive. They did not feel that prescriptive elements would guarantee a good design and could potentially preclude good design.
- **L. May** expressed concern that the public expected Form Based Code to be a panacea to resolve the city's building issues. He felt that it would help to prevent poorly composed buildings but was skeptical that it would ensure good building.
- Consider having more prescriptive elements in relation to the public realm and streetscape.
- Provide clear rules and expectations to ensure that the city gets what it wants.
- **L. May** thought that staff and the board should weigh in more on design issues and deny buildings for poor design.
- Consider means for addressing signature and long buildings.
- Determine criteria to trigger buildings to go before Planning Board. One option would be to allow staff to make the decision.
- The visual preference survey is an interesting tool, but it does not provide conclusive data. Some people vote more than once and the sampling of buildings should be expanded to include examples from other places and current buildings in the city. The survey could be used to identify successful themes that reflect community values.
- Provide more detail about the proposal for the number of stories versus overall building height allowances. **L. May** did not want the allowable building height limit to exceed 55 feet.
- Consider designating the location of towers and other significant architectural elements through FBC.
- The discretionary review process encourages developers to play it safe; it makes for acceptable but not good buildings.

- Consider requiring mock ups of building elements. Build them into the fee structure.
- Address building materials that do not age well like vinyl siding.
- Consider doing away with the FAR and dwelling unit per acre minimums in favor of something more outcome-based. FAR and unit per acre minimums could have unintended consequences that contradict the BVCP.
- Make changes to the land use code to make way for Form Based Code.

**B. Boulder Valley Comprehensive Plan 2015 Update – Community Engagement and Foundations Work in Progress**

**Staff Presentation:**

**L. Ellis** introduced the item.

**J. Gatza** and **C. Hyser** presented the item.

**Board Questions:**

**L. Ellis** answered questions from the board.

**Board Comments:**

- The board applauded the effort to date. They appreciated the level of data and that their previous comments had been incorporated into the materials.
- They liked the foundations work and offered suggestions for additional data including:
  - Tying into the Climate Commitment, i.e. impacts to open space/trail usage, recycling, construction waste and VMT.
  - Employment, including the number of non-profit jobs,
  - Historic preservation,
  - Mental health,
  - Homeownership. Show how many home owners live offshore; consider imposing higher taxes on them.
  - Include inflation adjustments.
- Include bikeability and walkability data in subcommunity fact sheets.
- The board liked the statistical information on the residential growth management system. Consider taking the growth rate out over a longer period of time.
- **L. May** suggested that “growth pays its own way” could be considered as a core value.

- There was disagreement as to whether it made sense to consider delaying the Housing Strategy until the BVCP update is complete.
- Include more about affordability and inclusivity for both the lower and middle sectors. Include more of an action plan about what can be done to foster inclusivity.
- Foster opportunities to create a shared community vision through this process. Let everyone feel heard.

### **C. Community Cultural Plan Update**

#### **Staff Presentation:**

**M. Chasansky** presented the item to the board.

- The board applauded the plans and depth of community engagement.
- The board appreciated the authentic outreach to Latino community.
- Make participation in cultural activities as free or affordable as possible. Look at models like Governor's Island for allowing programming and removing fees/red tape; this could translate to the band shell.
- Consider means for creating affordable facilities for artists.
- Clear the path and empower people to be able to do public and community art.
- Consider means to foster more capacity building. Organizations, CU and professional groups in the community beyond the creative crowd might be able to contribute or help to incubate artistic endeavors.
- Much cultural activity takes place in private spaces as opposed to public spaces. We're losing some of the more affordable places in town. It is important to find ways to find affordability for those groups.
- Consider planning policies that could help to encourage affordable spaces for art before we lose opportunities.
- Assure that there is space available for different groups at different times on a larger scale. The band shell- programming for those types of spaces are an important part of the overall plan.

- Consider a cultural analogy to landmarking for cultural resources. Help artists to stay afloat despite the rising costs. Develop the arts community by retaining it and fostering new artists. The Potters Guild is a great example of this.
- Access to creativity is a precious thing- unlocking creativity unlocks much more.
- Consider an artist in residence program. Create place that is all about art and that changes constantly. Tie into sense of authenticity and place like the building at Valmont Bike Park.

### **C. DEBRIEF MEETING/CALENDAR CHECK**

Staff discussed the proposed meetings with the County Planning Commission regarding the BVCP update. Meetings are currently scheduled around major milestones and updates every 2 months. Staff will come back with a schedule and will make proposals. One option could be to have liaisons from each board that attend each other's meetings.

The July 16<sup>th</sup> meeting will start at 5pm.

### **D. ADJOURNMENT**

The Planning Board adjourned the meeting at 9:48 p.m.

APPROVED BY

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Board Chair

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DATE